

DECLARATION OF PROTECTIVE COVENANTS  
FOR GRANVILLE 2nd ADDITION,  
A Subdivision, within the City of Sheridan,  
Sheridan County, Wyoming

THIS DECLARATION is made this day by the undersigned,  
hereafter referred to as "Declarant."

The Declarant is the owner of all lands embraced in the subdivision known as Granville 2nd Addition which is platted and of record in the office of the County Clerk and Ex-Officio Registrar of Deeds of Sheridan County, Wyoming. This plat is incorporated by reference in this Declaration and is specifically made a part hereof in all respects, as if fully set out herein.

All of the lots of this subdivision except Lot 10 of Block 2 of Granville 2nd Addition shall be held, transferred, sold, conveyed or contracted to be conveyed by Declarant subject to the conditions, restrictions, reservations and covenants now on record and upon the following express conditions, provisions, reservations, restrictions, servitudes and covenants (hereafter referred to as covenants). Each and every covenant is for the benefit of the entire subdivision and for the benefit of each owner of land therein. These covenants shall run with the land and inure and pass with this property and each and every lot therein, except Lot 10 in Block 2 of Granville 2nd Addition. These covenants shall be binding on all owners of land in this subdivision and their successors in interest, regardless of how that interest is acquired, except for the owners of Lot 10 in Block 2 of Granville 2nd Addition. This includes among others adverse possessors, lessees, and purchasers at mortgage foreclosure sales. These covenants are imposed pursuant to a general plan for the improvement and benefit of the Granville 2nd Addition.

These covenants are imposed upon the lands comprising the Granville 2nd Addition as an obligation or charge against the same for the benefit of each and every lot in the subdivision and the owner or owners thereof. Each and every owner of land in this subdivision shall have a right to enforce these covenants in accordance therewith which are imposed upon each and every lot in

this subdivision except Lot 10 Block 2 of Granville 2nd

#### Addition:

#### Parking

Motor vehicles, equipment and trailers not in every-

day general use must be parked or stored behind the front building

line of the lot, as recorded on the plat; provided however, that

these items may be parked ahead of the front building line for not

to exceed twelve (12) hours in each week.

#### Utilities

Utilities and services that are delivered underground

must be continued and remain underground.

#### Antennas

Antenna towers, if constructed, must be of new metal

construction, cannot be located in the front yard, and must be

no more than fifteen feet above the highest ridge line of the

house.

#### Driveways

All driveways must be surfaced with concrete or asphalt

paving.

#### Duration and Modification

These covenants are to run with the land and shall be

binding upon all lot owners and all persons claiming under them,

except for the owners and successors in interest of Lot 10 of

Block 2 of Granville 2nd Addition for a period of twenty (20)

years from the date of recording of these covenants. After

twenty years, these covenants shall be automatically extended for

successive periods of ten (10) years each unless an instrument

signed by the then owners of seventy (70%) percent of the lots

in the subdivision has been recorded agreeing to repeal or amend

these covenants.

Until the expiration of the initial twenty year period

provided for above, these covenants may be amended or modified

only by a written instrument signed by the then owners of eighty-

five (85%) percent of the lots in the subdivision which is

recorded in the office of the County Clerk and Ex-Officio registrar

of Deeds of Sheridan County, Wyoming.

Severability

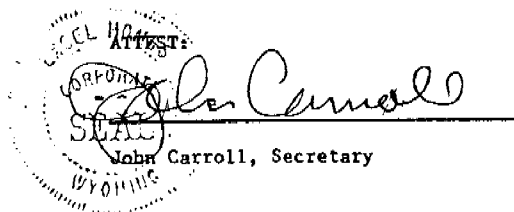
In the event any of these covenants are invalidated by a judgment or court order, the remaining covenants shall remain in full force and effect.

DATED this 29<sup>th</sup> day of May, 1979.

EXCEL HOMES

BY: Raymond Tesch

Raymond Tesch, President



STATE OF WYOMING       )  
                                  ) ss.  
COUNTY OF SHERIDAN    )

The foregoing instrument was acknowledged before me by Raymond Tesch, President of Excel Homes, this 29<sup>th</sup> day of May, 1979.

WITNESS my hand and official seal.

Sandra J. Nishwatal  
Notary Public

My commission expires: \_\_\_\_\_

